Session B2:
THE REAL STORY ON THE CAPITAL REGION INDUSTRIAL MARKET

Moderator:
Matt Woolsey, President, York Realty

Panel:
John Croft, President, Camrock Capital Partners
Andy Horvath, Partner, Cushman & Wakefield
Kelly Pawlik, Vice President, Leasing – Edmonton, WAM Development Group
Grant Ranslam, Principal, Avison Young
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The Edmonton Industrial Universe

Northwest Edmonton
41 million square feet

Aurum Industrial Park

Acheson
6 million square feet

Southeast Edmonton
45 million square feet

Leduc/Nisku
10 million square feet

Presented by Ryan Zabloski
Edmonton Industrial Vacancy Rates

- 2007: Northwest 1.41%, Southeast 1.49% (Average 1.22%)
- 2008: Northwest 1.12%, Southeast 1.35% (Average 1.21%)
- 2009: Northwest 4.83%, Southeast 4.84% (Average 4.23%)
- 2010: Northwest 4.84%, Southeast 4.88% (Average 4.23%)
- 2011: Northwest 5.1%, Southeast 3.4% (Average 4.0%)
- 2012: Northwest 4.9%, Southeast 3.7% (Average 3.7%)
- 2013: Northwest 3.7%, Southeast 3.2% (Average 3.2%)
- 2014: Northwest 3.1%, Southeast 3.0% (Average 3.0%)
- 2015: Northwest 2.7%, Southeast 2.3% (Average 2.5%)

Presented by Ryan Zabloski

LMNL, LMLO, NMOP, NMON, PML, NMQ, RMS, TMO, TMR, LMNQ, LMRQ, RMON, RMOP, RMN, TMQ, TMS, RML, TMS
Northwest New Development Map

1. Rampart Business Park – 157 Avenue & 142 Street
2. Henday Common – Ray Gibbon Dr & LeClair Way
3. Pinnacle Park – 137 Avenue & 156 Street
4. Northwest Business Park – 137 Avenue & 156 Street
5. Northport Business Park – 175 Street & 129 Avenue
6. Horizon Business Park – 184 Street & Anthony Henday Drive
7. Henday Industrial Park – Winterburn Road & Yellowhead Highway
8. Yellowhead Crossing – 186 Street & 116 Avenue
9. Sunwapta Business Centre – 18404 – 104 Avenue
Northwest New Developments

Sunwapta Business Park

Northwest Business Park

Northport Business Park

Horizon Business Park
Southeast New Development Map

1. South Central Business Park – 68 Avenue & 75 Street
2. Cityview Business Park – 50 Street & Roper Road
3. Associated Developers – 50 Street & 68 Avenue
4. Pylypow Crossroads – 55 Avenue & 42 Street
5. Prospect Business Park – 50 Street & 34 Street and Whitemud Drive
6. Cornerstone Business Park – 2950 & 51 Avenue
7. Hopewell / Pe Ben Site – 17 Street & Whitemud Drive
Leduc Business Park New Developments
Edmonton Rental Rates vs. Oil Prices

Figure 4: Historical Oil Prices vs. Edmonton Industrial Rents

Source: CBRE Research, Q1 2015.